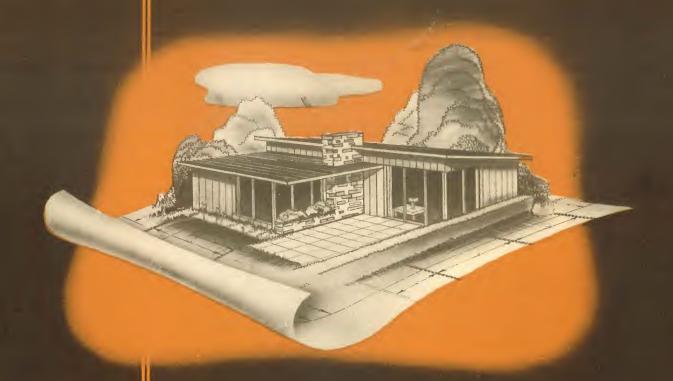
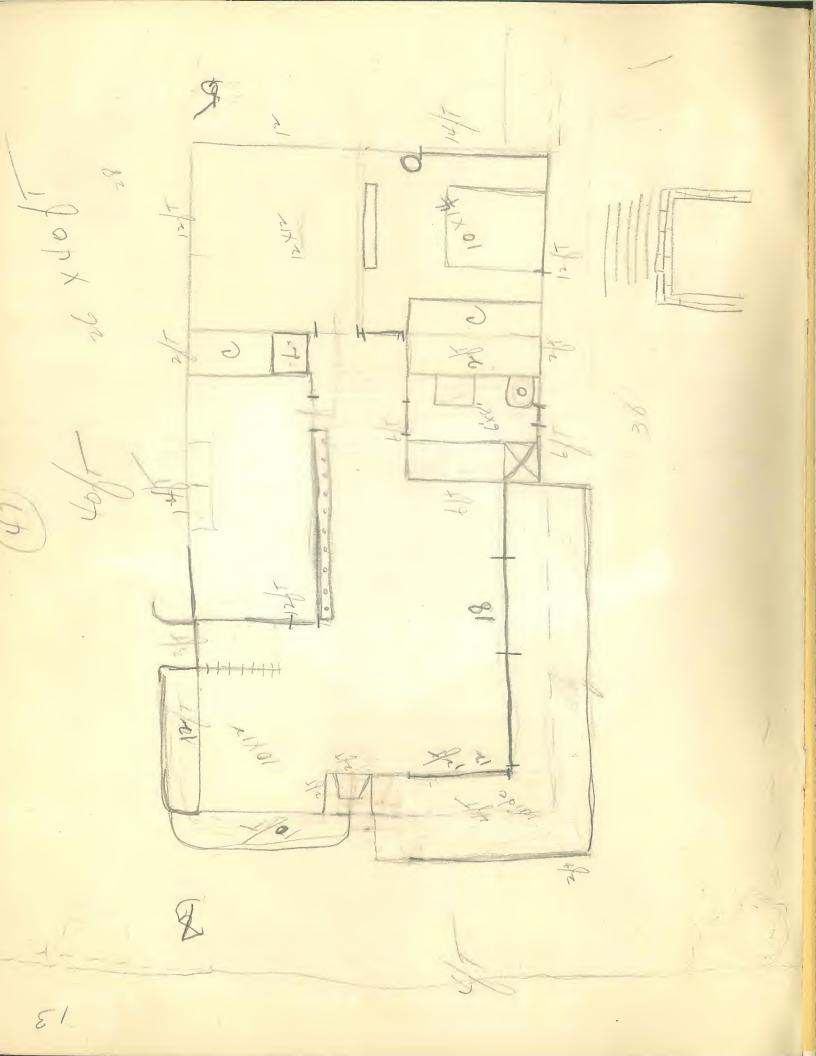
# Harmonious



Over 600 possible plans for homes, duplexes, courts and garage apartments. All drawings available in either brick, concrete block, adobe or frame.

By Hiawatha T. Estes Home Consultant \$700



# HARMONIOUS HOMES

# by Hiawatha T. Estes

CALIFORNIA HOME CONSULTANT

HYDE PARK LUMBER COMPANY 6722 C VENSIAW RIVE C Tromwail 9214 LOS ANTIELES Enunes 1 log. (18, 7-3322

Prepared and Distributed by the

## Southern California Building Permit Service

5762 W. Pico Blvd. - WEBster 3-9231

Los Angeles 19, California

Mailing Address P. O. Box 350 Los Angeles 28, California

Renderings by Irving K. Weber and Jack H. Singer Drawings by Roy C. Bayer and Wilford S. Knights **Engineers for Harmonious Homes:** 

David T. Witherly and George V. Novikoff

The Author desires to express his appreciation to RALPH A. VAUGHN

for his advice and guidance during the preparation of this book.

ALL DRAWINGS ARE AVAILABLE IN BRICK, CONCRETE BLOCK, ADOBE OR WOOD FRAME. WORKING DRAWINGS AND SPECIFICATIONS FOR ALL BUILDINGS ARE AVAILABLE AT A MODERATE COST. (See last page of book.)

> Copyright 1948 HIAWATHA ESTES Los Angeles, Calif. All Rights Reserved



# Foreword

HE purpose of this book is to offer to the prospective builder at a very nominal price, a carefully selected group of working drawings for small homes, duplexes, courts and garage apartments. The drawings illustrated herein are a select group chosen from several hundred original ideas. Every effort has been made to utilize only those drawings which could be constructed economically without sacrificing beauty and comfort.

An unusually large number of floor arrangements and exteriors are shown on the following pages. Each floor arrangement is available in at least three different exteriors. Each exterior is available in a minimum of two floor arrangements. Since each exterior has a different window arrangement, the featured floor drawing illustrates the window layout of the larger sketch at the top of each page. The same floor arrangement, however, is available (not illustrated) with window layouts which correspond with the other two exteriors.

Notes have been inserted opposite certain exteriors with hip roofs indicating that these same exteriors are also available with gable roofs. (see exterior F page 8 for an example of a gable roof.) Conversely, certain illustrated exteriors with gable roofs are also available with hip roofs (see exterior A page 19 for an example of a hip roof). Modern exteriors are available for all floor arrangements even though they may not be illustrated. (see exterior A page 24 for an example of a modern roof.) Notes have been made opposite certain floor drawings, stating that these same floor layouts are available in units other than illustrated, such as garage apartments, duplexes and courts. Windows and doors along with bath and kitchen layouts will be rearranged when necessary where the units are joined together.

The majority of the sketches selected are so arranged that they may be located on your lot as illustrated or rotated 90 degrees. Thus, if the dwelling you select does not fit your lot due to its width, or if the front as shown is too narrow for the width of your property, there is a good possibility that the dwelling may be rotated 90 degrees and consequently fill your requirements. We feel that this is a definite advantage for the builder.

Most home books now on the market will not make any changes in their original layouts whatso-ever. HARMONIOUS HOMES not only allows alterations but encourages any changes which will make the home more livable for the owner. If any changes such as those listed below are desired, we suggest that you contact us explaining in detail the changes

you wish. We will then be able to advise you as to whether the alterations are possible and if there will be any extra charges for this service.

- 1. Fireplaces may be added or omitted.
- Arches or solid walls may be placed between living rooms and dining alcoves.
- A wall may be located in the kitchen so as to form a service porch if one is not shown or if both service porch and kitchen are shown the wall may be removed.
- 4. Wardrobes have been provided in most drawings since they are most efficient although closets may be provided if desired.
- The kitchen and bath fixtures arrangement may be altered.
- All illustrated exteriors are either wood or stucco or a combination of each. These may be varied to meet your individual preference.
- Bay or picture windows may be added or omitted.
- 8. The following may also be added: extra rooms, garages, car ports, basements, and space for a central heating unit. (When requesting these changes, specify size and preferred location.)
- The length or width of any floor layout may be increased or decreased.
- 10. The floor layouts may be reversed.
- All drawings are available with a concrete slab floor.

Every possible effort has been expended to make HARMONIOUS HOMES the most flexible home book on the market.

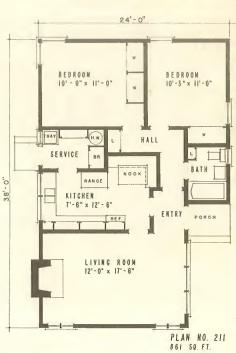
If you are planning to build and none of the following drawings are exactly what you want, we are equipped to prepare working drawings from your own specifications. Simply prepare a rough sketch showing the floor layout with the approximate room sizes, exterior treatment desired together with any other pertinent information regarding your preferences. Accompany this order with a \$20.00 deposit and a drawing will be made to scale of the floor layout and two elevations. These drawings will be returned to you along with the price of the completed working drawings. These preliminary drawings may be altered until they meet with your approval, at which time we will proceed with preparing complete working drawings.

NOTE: Each floor arrangement shown on any one page may be ordered with any one of the exterior styles presented on that same page. In some cases, however, the arrangement of the windows and doors may differ slightly from those shown on the illustration.















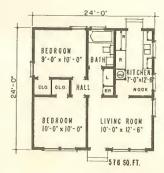


THESE FLOOR PLANS ARE AVAILABLE IN ANY OF THE ILLUSTRATED EXTERIORS AS-



576 SQ. FT.

- DWELLING PLAN NO. 105
- -GARAGE APT. PLAN NO. 407
- OUPLEX PLAN NO. 511
- COURT -
  - UNITS IN A STRAIGHT LINE PLAN NO. 610
  - UNITS STAGGERED WITH A 4FT. OFFSET.
    - PLAN NO. 611
- EXTERIOR "A" IS ALSO AVAIL-ABLE AS A SINGLE OWELLING.



- DWELLING PLAN NO. 200
- -GARAGE-APT. PLAN NO. 408
- DUPLEX PLAN NO. 512
- COURT
  - UNITS IN A STRAIGHT LINE
    PLAN NO. 812
    UNITS STAGGERED WITH
    A 4 FT. OFFSET
    - FT. OFFSET PLAN NO. 613

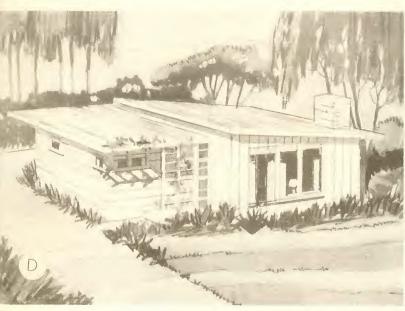


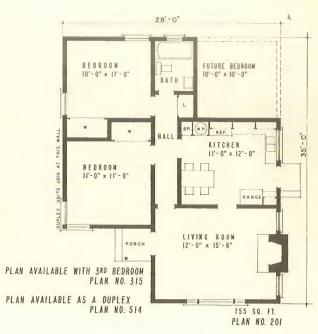
- DWELLING PLAN NO. 106
- GARAGE APT. PLAN NO. 409
- DUPLEX PLAN NO. 513
- COURT -

UNITS IN A STRAIGHT LINE
PLAN NO. 614
UNITS STAGGERED WITH
A 4 FT. OFFSET.

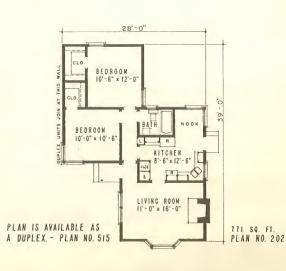
PLAN NO. 615







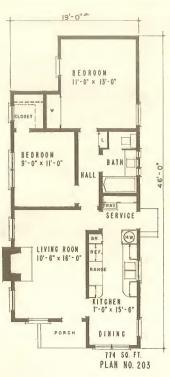


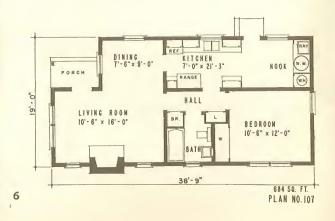














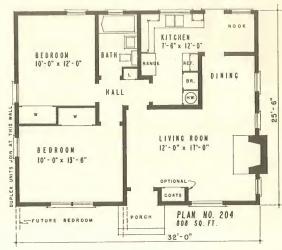
#### THIS EXTERIOR IS ALSO AVAILABLE AS A SINGLE DWELLING

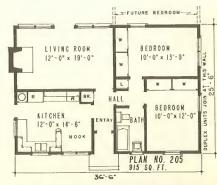
THE PLAN BELOW IS ALSO AVAILABLE AS A DUPLEX - PLAN NO. 516 (ONE POSSIBLE EXTERIOR IS SHOWN ABOVE)

- AS A GARAGE-APT - PLAN NO. 410

- AS A GOURT - PLAN NO. 620







PLAN ABOVE IS ALSO AVAILABLE AS A DUPLEX - PLAN NO. 517 - AS A GARAGE-APT.- PLAN NO. 411 - AS A COURT - PLAN NO. 621



IF FLOOR PLANS ARE USED AS A GARAGE-APARTMENT - APT. WILL OVERHANG 22 FT. GARAGE - 2'-0' IN FRONT & 1'-6" IN REAR.

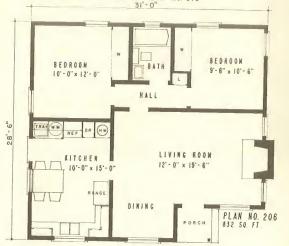




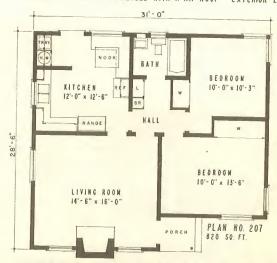


THIS EXTERIOR IS ALSO AVAILABLE WITH A HIP ROOF - EXTERIOR - D.

THE PLAN BELOW IS ALSO AVAILABLE AS A DUPLEX - UNITS ARE CONNECTED AT RIGHT WALL. PLAN NO. 518



EXTERIOR - C - IS ALSO AVAILABLE WITH A HIP ROOF - EXTERIOR -E-

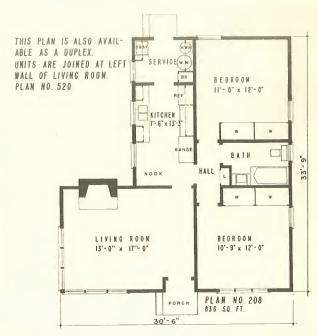


THE PLAN ABOVE IS ALSO AVAILABLE AS A DUPLEX - UNITS ARE CONNECTED AT RIGHT WALL. PLAN NO. 519

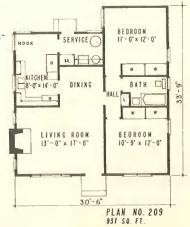










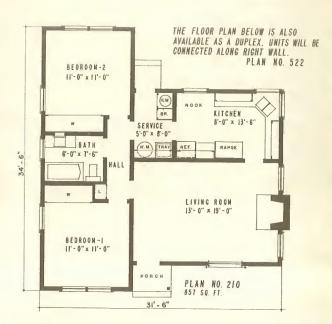


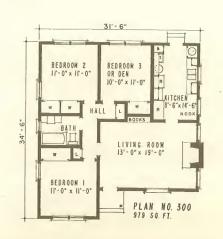






THIS EXTERIOR IS ALSO AVAILABLE WITH A HIP ROOF - EXTERIOR D













OWELLING PLAN NO. 101 PLAN NO. 403 PLAN NO. 507 OWELLING - PLAN NO. 101
GARAGE - APT. - PLAN NO. 403
DUPLEX - PLAN NO. 507
COURT UNITS IN A STRAIGHT LINEPLAN NO. 602
UNITS STAGGERED WITH OFFSET
PLAN NO. 603





UNITS IN A STRAIGHT LINE -PLAN NO. 604

11

UNITS STAGGERED WITH OFFSET PLAN NO. 605

PLANS ON THIS PAGE ARE AVAILABLE

DWELLING PLAN NO. 100 GARAGE - APT. PLAN NO. 402 DUPLEX PLAN NO. 506

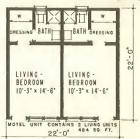
UNITS IN A STRAIGHT LINE-PLAN NO. 600 UNITS STAGGERED WITH OFFSET PLAN NO. 601

EXTERIOR "A" IS ALSO AVAILABLE AS A SINGLE DWELLING.

- AVAILABLE ALSO WITH A HIP ROOF - EXTERIOR G

GARAGE - APT. I MOTEL UNIT (AS ILLUSTRATEO) 2 MOTEL UNITS 3 OR MORE UNITS -PLAN NO. 406 PLAN NO. 104 PLAN NO. 510

UNITS IN A STRAIGHT LINE - PLAN NO. 608 UNITS STAGGERED WITH OFFSET - PLAN NO. 609





OUPLEX
COURT UNITS IN A STRAIGHT LINEPLAN NO. 606
UNITS STAGGERED WITH OFFSET
PLAN NO. 607

THIS EXTERIOR IS ALSO AVAILABLE WITHOUT CARPORT - EXTERIOR 0

- WITH A HIP ROOF - EXTERIOR E

- WITH A CABLE ROOF - EXTERIOR F

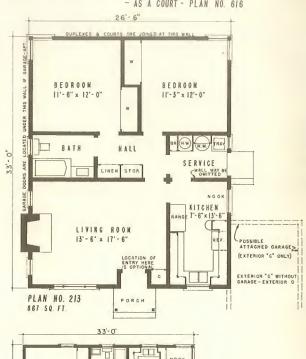
(AND CAR-PORT)

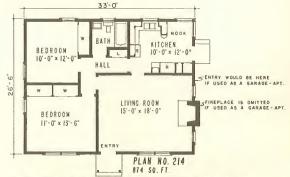






PLAN BELOW IS AVAILABLE ALSO AS A DUPLEX - PLAN NO. 523 - AS A GARAGE-APT. - PLAN NO. 412 - AS A COURT - PLAN NO. 616





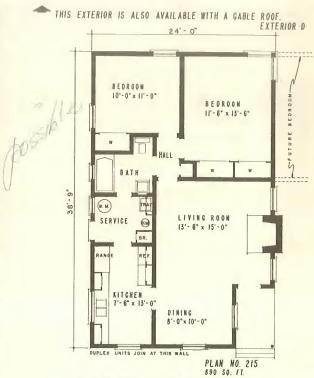
PLAN ABOVE IS ALSO AVAILABLE AS A DUPLEX - PLAN NO. 524 - AS A GARAGE-APT. - PLAN NO. 413 - AS A COURT - PLAN NO. 617

IF FLOOR PLANS ARE USED AS GARAGE APARTMENT - APT. WILL OVERHANG 22 FT. GARAGE - 3'-0" IN FRONT & 1'-6" IN REAR.

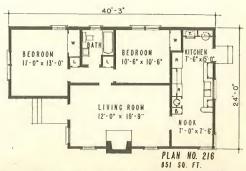








THE PLAN ABOVE IS ALSO AVAILABLE AS A DUPLEX. PLAN NO. 525

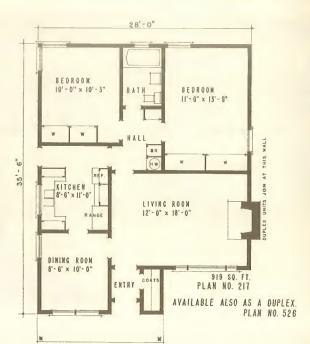


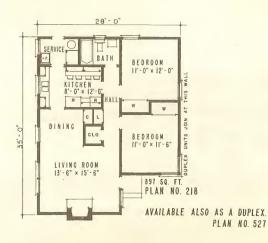
THIS EXTERIOR IS ALSO AVAILABLE WITH A GABLE ROOF - EXTERIOR . E.





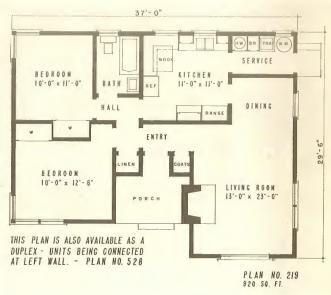




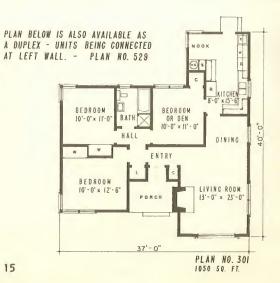








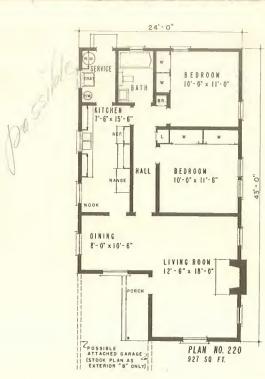




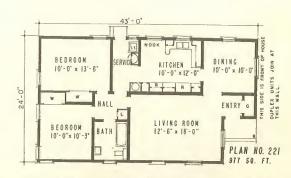








EXTERIOR "B" IS ALSO AVAILABLE WITHOUT A GARAGE - EXTERIOR -D-



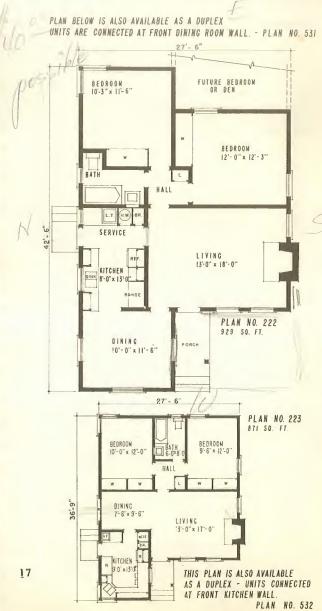
16

THIS PLAN IS ALSO AVAILABLE AS A DUPLEX. - PLAN NO. 530







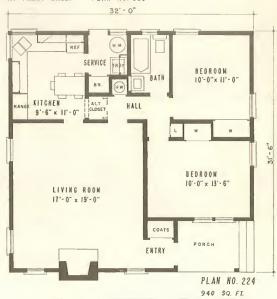


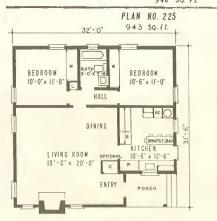






PLAN BELOW IS AVAILABLE AS A DUPLEX - UNITS ARE CONNECTED AT FRONT WALL. - PLAN NO. 533





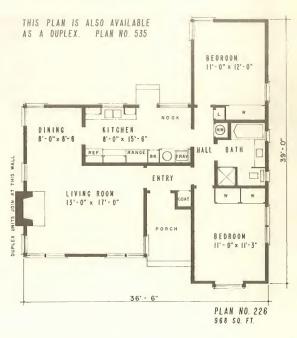
THIS PLAN IS ALSO AVAILABLE AS A DUPLEX.
UNITS ARE CONNECTED AT FRONT WALL. - PLAN NO. 534

THIS EXTERIOR IS AVAILABLE AS A HIP ROOF - HIP WILL COVER PORCH.

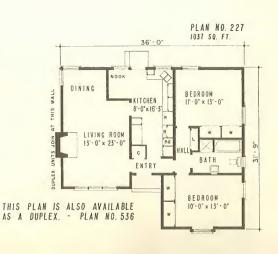
EXTERIOR D







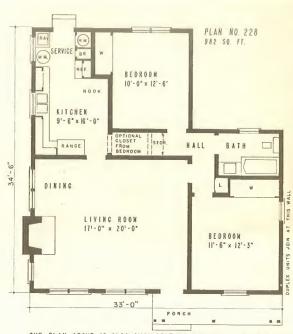




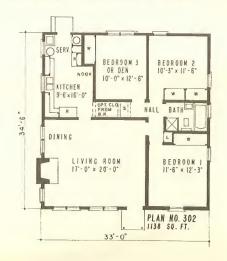






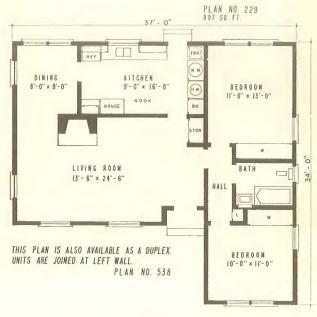


THE PLAN ABOVE IS ALSO AVAILABLE AS A DUPLEX. - PLAN NO. 537

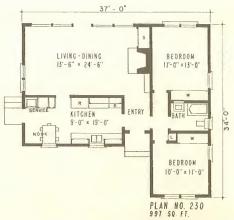








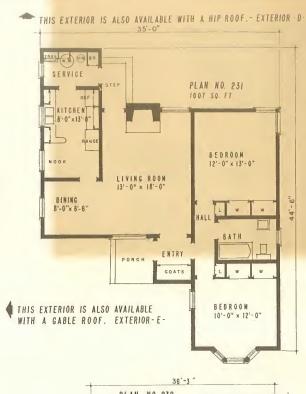


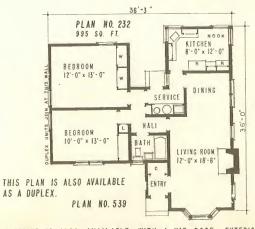




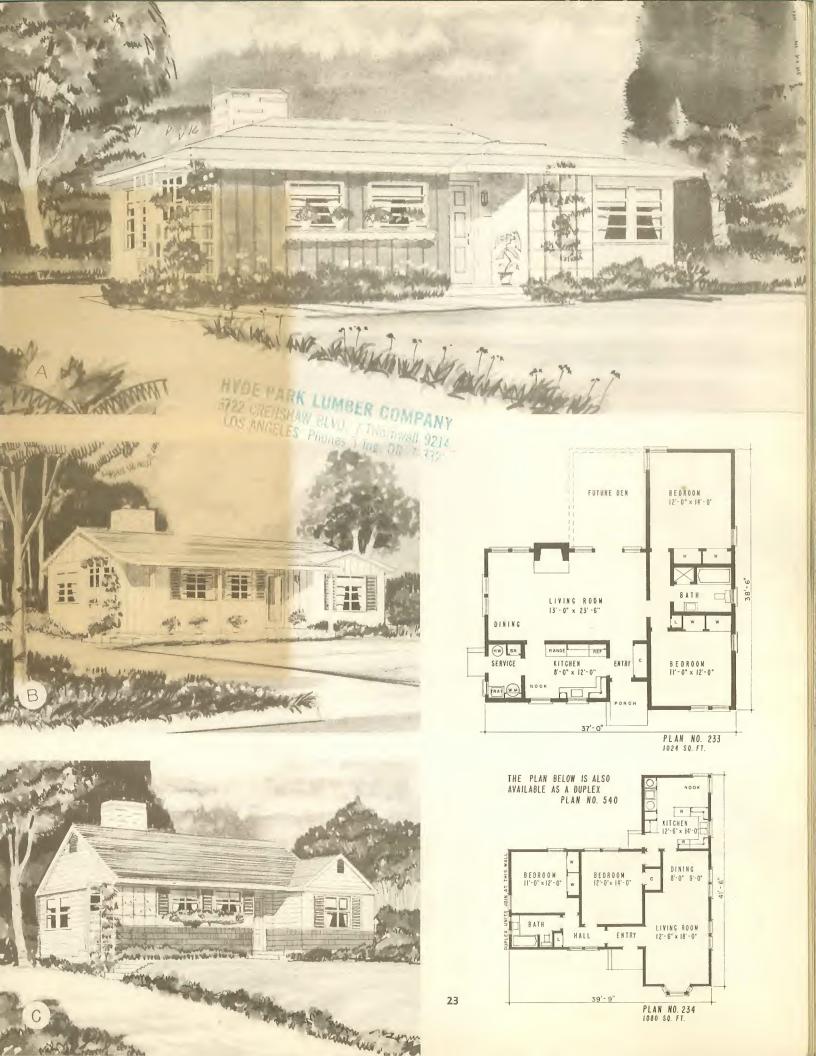


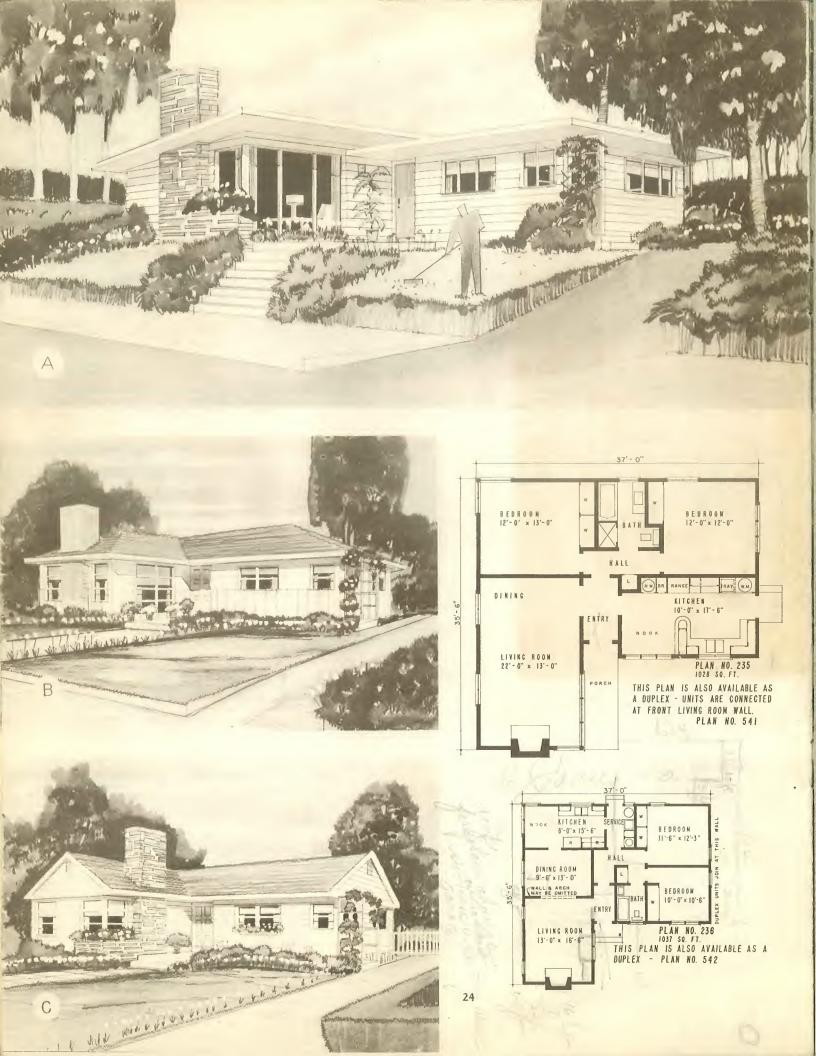






22 THIS EXTERIOR IS ALSO AVAILABLE WITH A HIP ROOF - EXTERIOR F

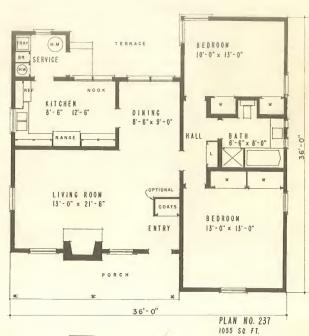


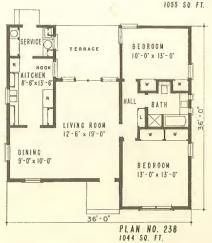










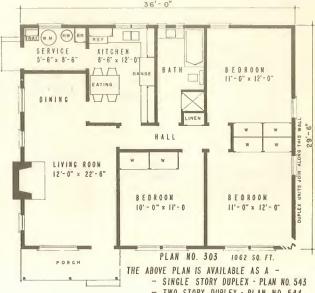








THIS EXTERIOR IS ALSO AVAILABLE WITH A HIP ROOF. - EXTERIOR - D-



- TWO STORY DUPLEX - PLAN NO. 544 (WITH EXTERIOR STAIRS) KITCHEN 8 E D R O O M THIS



THIS PLAN IS ALSO AVAILABLE AS A -

- SINGLE STORY DUPLEX - PLAN NO. 545 - TWO STORY DUPLEX - PLAN NO. 546 (WITH EXTERIOR STAIRS)

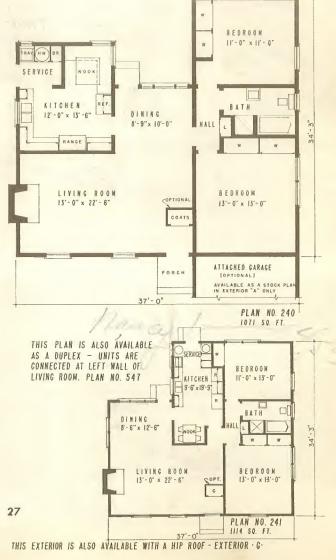
THIS EXTERIOR IS ALSO AVAILABLE WITH A GABLE ROOF - EXTERIOR - E-







THIS EXTERIOR IS ALSO AVAILABLE WITHOUT GARAGE - EXTERIOR D-AVAILABLE ALSO WITH HIP ROOF & ATTACHED GARAGE - EXTERIOR -E-WITH HIP ROOF & WITHOUT GARAGE - EXTERIOR -F-

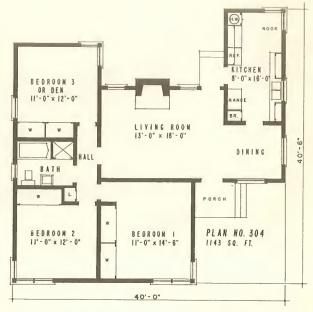


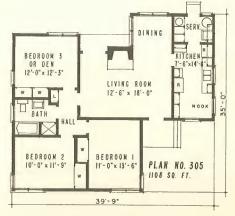






#### THIS EXTERIOR IS ALSO AVAILABLE WITH A GABLE ROOF - EXTERIOR - D -

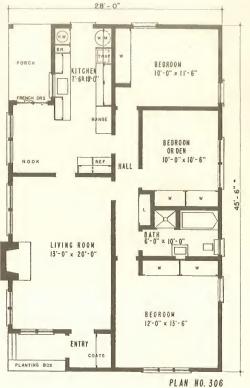




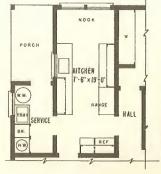








PLAN NO. 306 1185 SQ. FT.

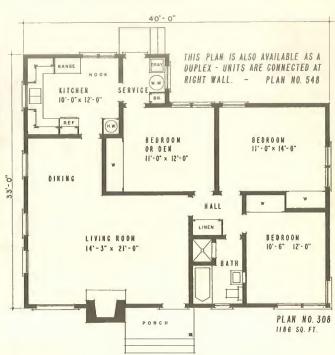


ALTERNATE KITCHEN ARRANGE-MENT. OTHER ROOMS ARE THE SAME AS IN PLAN NO. 306 ABOYE.

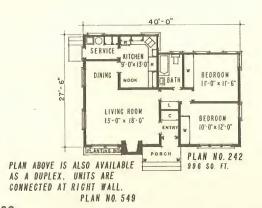
PLAN NO. 3 07







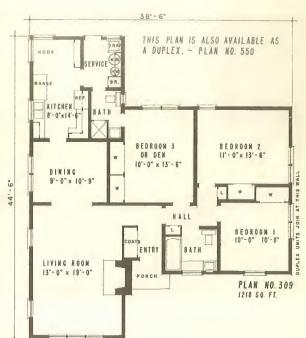


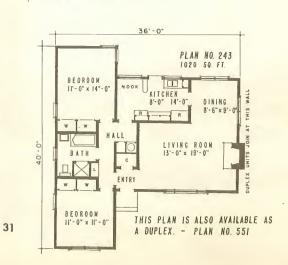










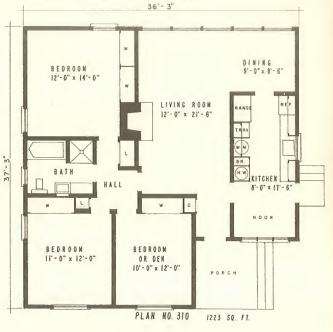


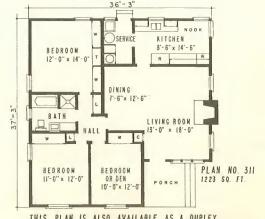






THE PLAN BELOW IS ALSO AVAILABLE AS A DUPLEX - UNITS ARE CONNECTED AT FRONT WALL. PLAN NO. 552

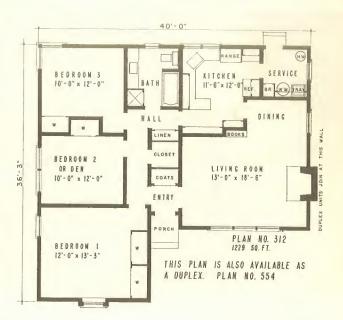




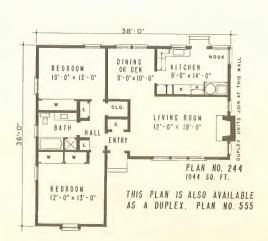
THIS PLAN IS ALSO AVAILABLE AS A DUPLEX UNITS ARE CONNECTED AT FRONT WALL. PLAN NO. 553







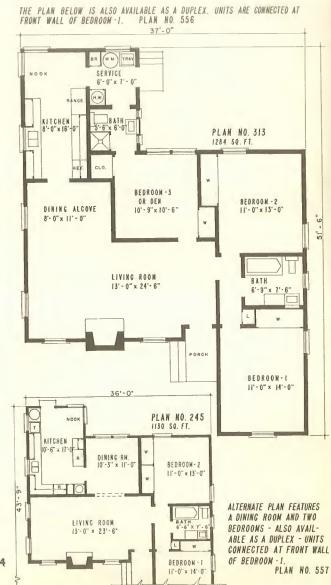


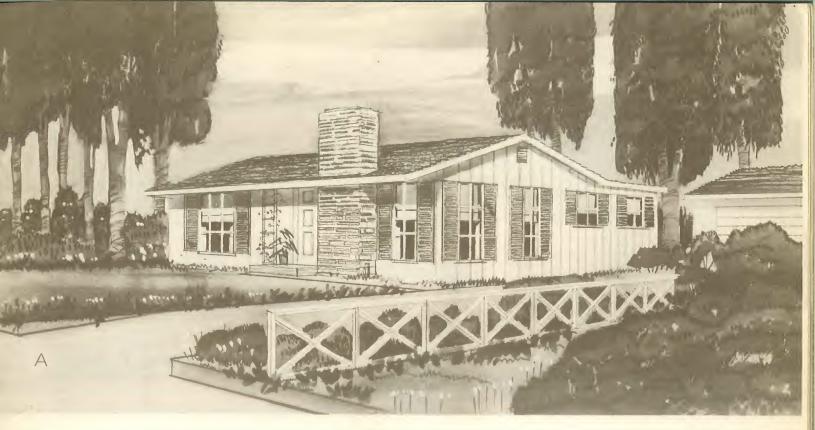




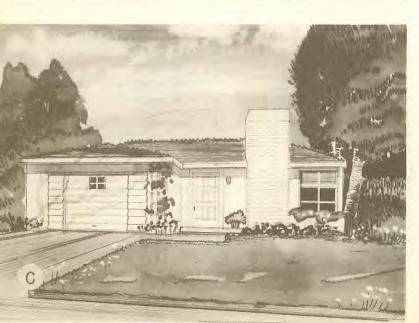


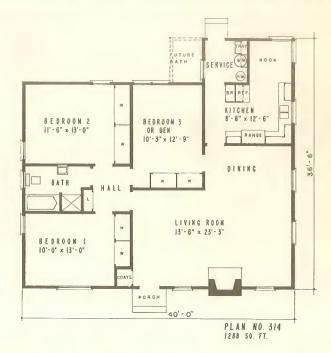


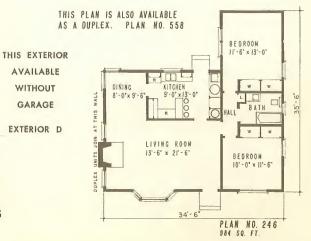










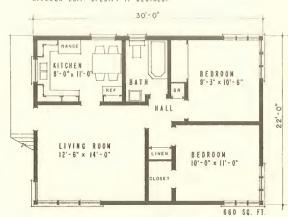






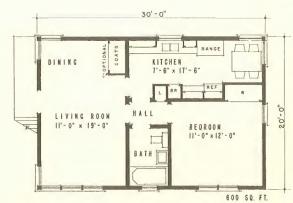


## PLANS ARE AVAILABLE WITH KITCHEM EXIT. SPECIFY IF DESIRED.



PLAN ABOVE IS AVAILABLE AS A - DWELLING - PLAN NO. 247 - DUPLEX - PLAN NO. 559 - COURT - PLAN NO. 618

- GARAGE-APT. - PLAN NO. 400



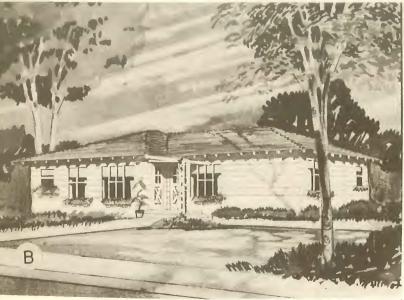
PLAN ABOVE IS AVAILABLE AS A - DWELLING - PLAN NO. 108

- GARAGE - APT. PLAN NO. 401

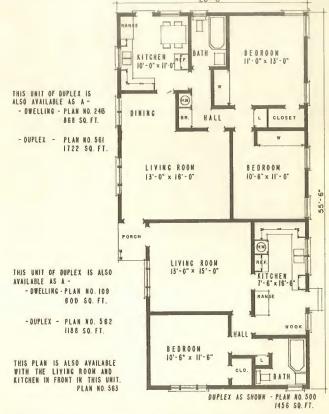
- DUPLEX - PLAN NO. 560 - COURT - PLAN NO. 619

PLAN NO. 619





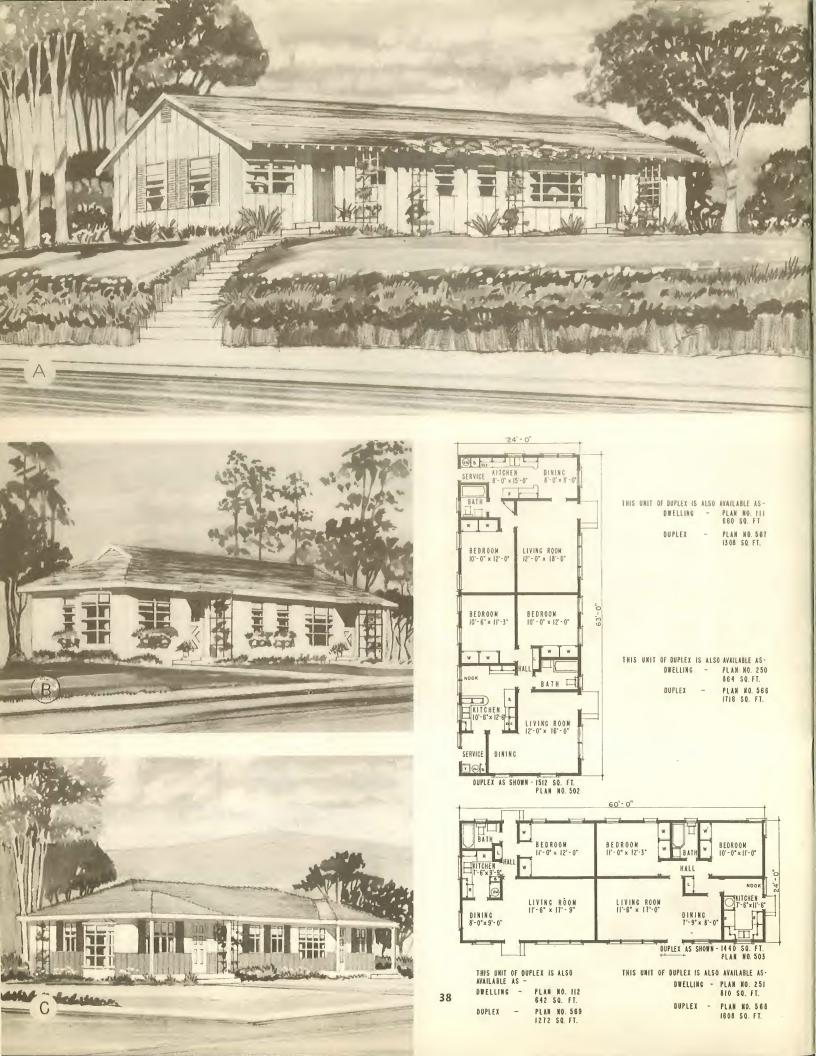


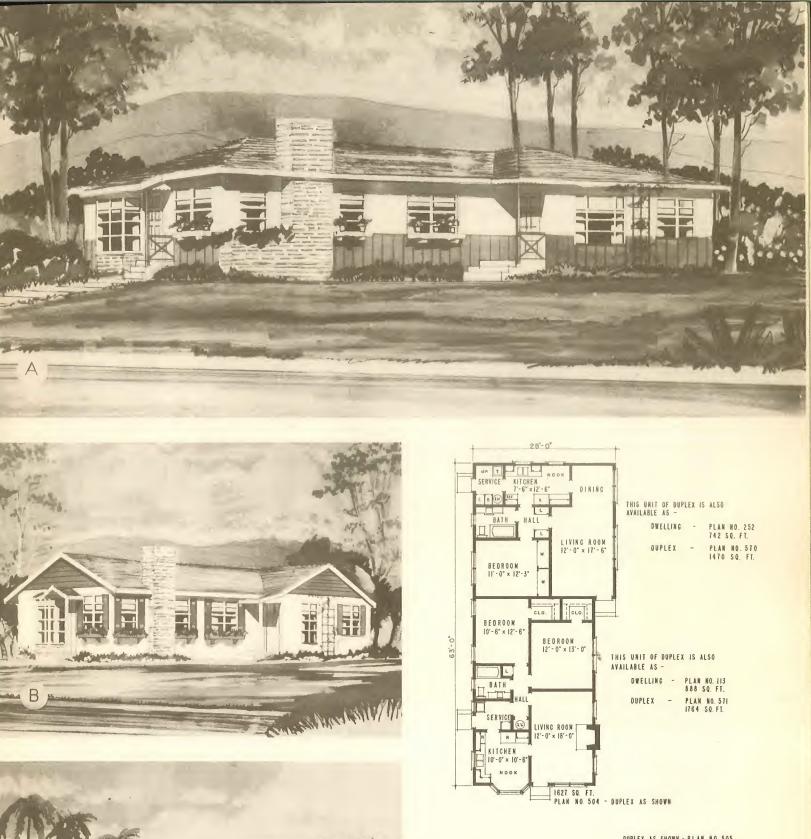


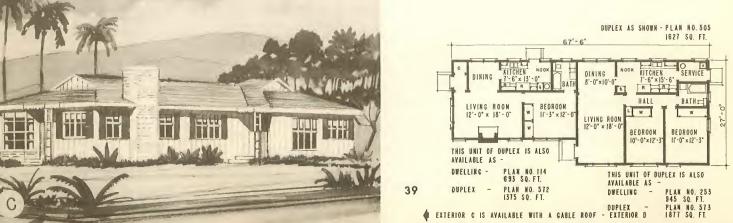


THIS UNIT OF DUPLEX IS ALSO AVAILABLE AS A DWELLING - PLAN NO. 249
868 SO. FI.
- DUPLEX - PLAN NO. 564
1722 SO. FT.

THIS UNIT IS ALSO AVAILABLE AS A - DWELLING - PLAN MO. HO
- B66 SQ. FT.
- DUPLEX - PLAN NO. 565
- 1320 SQ. FT.







The prices indicated below include four sets of working drawings and two sets of outline specifications. Additional sets of working drawings, if ordered at the same time, are \$4.00 per set while extra sets of specifications are \$1.00 per set. Complete plans for a double garage are supplied with each order.

All orders must be accompanied by postal money order or check.

If you reside in California, add 3% sales tax and if in Los Angeles City, add a total of 3½% sales tax.

Plan No.	Price								
.100	\$15.00	220	\$40.00	301	\$40.00	505	\$50.00	541	\$60.00
101	15.00	221	40.00	302	45.00	506	30.00	542	60.00
102	15.00	222	40.00	303	40.00	507	30.00	543	60.00
103	15.00	223	35.00	304	45.00	508	30.00	544	60.00
104	15.00	224	40.00	305	45.00	509	30.00	545	60.00
105	25.00	225	40.00	306	45.00	510	30.00	546	60.00
106	25.00	226	40.00	307	45.00	511	40.00	547	70.00
107	40.00	227	40.00	308	45.00	512	40.00	548	70.00
108	30.00	228	40.00	309	45.00	513	40.00	549	55.00
109	30.00	229	40.00	310	45.00	514	45.00	550	80.00
110	30.00	230	40.00	311	45.00	515	45.00	551	60.00
111	30.00	231	40.00	312	45.00	516	50.00	552	80.00
112	30.00	232	40.00	313	45.00	517	55.00	553	80.00
113	30.00	233	40.00	314	45.00	518	50.00	554	80.00
114	30.00	234	40.00	315	35.00	519	50.00	555	60.00
		235	40.00			520	50.00	556	80.00
200	25.00	236	40.00	400	45.00	521	55.00	557	70.00
201	30.00	237	40.00	401	45.00	522	50.00	558	55.00
202	30.00	238	40.00	402	35.00	523	50.00	559	45.00
203	40.00	239	40.00	403	35.00	524	50.00	560	45.00
204	35.00	240	40.00	404	35.00	525	50.00	561	50.00
205	40.00	241	45.00	405	35.00	526	55.00	562	45.00
206	35.00	242	40.00	406	35.00	527	50.00	563	50.00
207	35.00	243	40.00	407	40.00	528	55.00	564	50.00
208	35.00	244	40.00	408	40.00	529	60.00	565	45.00
209	40.00	245	45.00	409	40.00	530	55.00	566	50.00
210	35.00	246	40.00	410	50.00	531	55.00	567	45.00
211	35.00	247	30.00	411	55.00	532	50.00	568	50.00
212	40.00	248	35.00	412	50.00	533	55.00	569	45.00
213	35.00	249	35.00	413	50.00	534	55.00	570	50.00
214	35.00	250	35.00			535	55.00	571	45.00
215	35.00	251	35.00	500	50.00	536	60.00	572	45.00
216	35.00	252	35.00	501	50.00	537	55.00	573	55.00
217	40.00	253	40.00	502	50.00	538	55.00		0010
218	35.00			503	50.00	539	55.00		
219	40.00	300	40.00	504	50.00	540	60.00		

602 45.00 60.00 603 45.00 60.00 604 45.00 60.00 All of the floor plans listed on 605 45.00 60.00 606 45.00 60.00 this page may be ordered in a 45.00 60.00 608 45.00 60.00 minimum of three entirely different 45.00 60.00 610 55.00 72.50 exteriors. This means that 55.00 72.50 611 72.50 55.00 612 Harmonious Homes offers a total 72.50 613 55.00 614 55.00 72.50 of over 600 possible plans! 615 55.00 72.50 616 75.00 100.00 617 75.00 100.00 618 60.00 80.00

Court No.

600

601

619

620

621

3 Units

\$ 45.00

45.00

60.00

75.00

75.00

4 Units

\$ 60.00

60.00

80.00

100.00

100.00

All the above plans are available in 3 or more exteriors. In a few instances, the window and door arrangement will be slightly different than shown by the illustrated elevation if the floor plan at the bottom of the page is ordered. Be sure to specify, on order blank, which exterior desired.

If concrete block, brick, or adobe drawings are ordered, the overall dimensions of the drawing will increase slightly due to different wall thickness.

#### HARMONIOUS HOMES

MAILING ADDRESS
P. O. Box 350
Los Angeles 28, California

WEbster 3-9231

OFFICE ADDRESS 5762 W. Pico Blvd. Los Angeles 19, California

Each additional

Unit

10.00

10.00

10.60

10.00

10.00

10.00

10.00

10.00

10.00

12.50

12.50

12.50

12.50

12.50

12.50

15.00

15.00

15.00

15.00

15.00

\$ 10.00

5 Units

\$ 75.00

75.00

75.00

75.00

75.00

75.00

75.00

75.00

75.00

75.00

90.00

90.00

90.00

90.00

90.00

90.00

125.00

125.00

100.00

100.00

125.00

125.00

## HARMONIOUS HOMES

# Order Blank

P. O. 350	
Los Angeles 28, California	Date
Gentlemen:	
	ring drawings andsets of
specifications of Plan No,	
available even though not shown). ncludes sales tax, if any.	Find enclosed \$ which
	Adobe,Concrete Block,
Brick Veneer or Wood Fra	
Name (Please Print)	
Street No	
City, Zone & State	
HARMONIOUS HOMES	Order Blank
P. O. 350	
Los Angeles 28, California	Date
Gentlemen:	
	sing drawings andsets of
specifications of Plan No,	Exterior Style or Modern
available even though not shown). ncludes sales tax, if any.	Find enclosed \$ which
	Adobe,Concrete Block,
Brick Veneer or Wood Fra	me. Type FloorWood
Concrete	
Name (Please Print)	
Street No	
City, Zone & State	
dily, Zone di didio	
HARMONIOUS HOMES P. O. 350	Order Blank
Los Angeles 28, California	Date
Gentlemen: Please sendsets of worl	king drawings andsets of
specifications of Plan No,	Exterior Style or Modern
(available even though not shown).	Find enclosed \$ which
Check type of construction desired:	Adobe,Concrete Block,
Brick Veneer orWood FromConcrete	me. Type FloorWood
Name (Please Print)	
Street No.	
City, Zone & State	

